

**CITY OF BELMONT  
MEMORANDUM**



**TO:** Planning Commission

**FROM:** Rob D. Gill, Zoning Technician

**VIA:** Carlos de Melo, Community Development Director

**SUBJECT:** July 5, 2006 Planning Commission Meeting – Agenda Item 5A  
2803 Ponce Avenue – Review of Final Landscape Plan

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**Summary**

Attached please find the final Landscape Plan for the proposed addition to the existing single family dwelling at 2803 Ponce Avenue. The Commission granted Single-Family Design Review approval for the project at the March 21, 2006 meeting subject to the following condition:

Conditions of Project Approval, Planning Division

*I.A.6. Prior to the issuance of building permits for the project, the applicant shall submit a final landscape plan, which includes number, species, and location of plantings for review and approval by the Planning Commission. The plan shall also reflect substitution of the proposed Crepe Myrtle trees with a native species (24-inch box size minimum) such as California Black Oak, Coast Live Oak, California Bay Laurel, California Buckeye, Valley Oak, Coast Redwood, or Valley Oak.*

**Landscape Plan**

The revised landscape plan (prepared by a landscape architect) has been modified to provide details of all existing and proposed plant types, quantities, and locations. New plantings for the project consists of shrub, perennials, vine and tree plantings, with an emphasis on native and drought tolerant plants.

The applicant proposes a landscape plan for the site that includes fifteen varieties of shrub plantings (5 and 1 gallon size) for a total of approximately 115 shrubs plantings. Five varieties of perennials are proposed (1 gallon size) for a total of approximately 89 such plantings; annuals, vines, and ground cover are also proposed. The revised landscape plan has also been modified to reflect substitution of the proposed Crepe Myrtle trees with California Black Oak trees (24-inch box size).

The landscape plan continues to identify the approved pre-cast concrete entry walkway and driveway. Overall, staff concurs with the revised landscape plan modifications.

**Recommendation**

Staff recommends the Commission approve the Landscape Plan as proposed subject to the following additional conditions:

1. *If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping in kind for the property, prior to issuance of a certificate of occupancy. The applicant shall, prior to building permit issuance, provide photographs of the property to document existing landscape conditions.*
2. *Prior to the issuance of a building permit, the applicant shall provide an irrigation plan subject to review and approval by the Community Development Department.*

**Attachments**

- I. Resolution Approving Landscape Plan
- II. Revised Landscape Plans

***PLEASE NOTE:***

Attachments II is not included as part of this document – please contact the Community Development Department at (650) 595-7417 for further information on this attachment.

RESOLUTION NO. 2006-

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BELMONT  
APPROVING A FINAL LANDSCAPE PLAN  
FOR 2803 PONCE AVENUE (APPL. NO. 2005-0069)

WHEREAS, Dawn Marie Hurley, property owner, requests approval of a Final Landscape Plan in conjunction with the Single Family Design Review project to construct a 1,674 square-foot addition to an existing single-family residence for the property located at 2803 Ponce Avenue, as required by Condition I.A.6 of Planning Commission Resolution 2006-15; and,

WHEREAS a public meeting was held on July 5, 2006; and,

WHEREAS, the Planning Commission hereby adopts the staff memorandum dated July 5, 2006 and the facts contained therein as its own findings of facts; and,

WHEREAS, the Planning Commission findings that approval of the final landscape plan is subject to the additional Conditions of Approval as follows:

- *If any existing landscaping should be damaged during construction related activities, the applicant shall replace such landscaping in kind for the property, prior to issuance of a certificate of occupancy. The applicant shall, prior to building permit issuance, provide photographs of the property to document existing landscape conditions.*
- *Prior to the issuance of a building permit, the applicant shall provide an irrigation plan subject to review and approval by the Community Development Department.*

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission approves the Final Landscape Plan for the Single Family Design Review entitlements granted for 2803 Ponce Avenue as proposed.

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Passed and adopted at a regular meeting of the Planning Commission of the City of Belmont held on July 5, 2006 by the following vote:

AYES,  
COMMISSIONERS: \_\_\_\_\_  
NOES,  
COMMISSIONERS: \_\_\_\_\_  
ABSENT,  
COMMISSIONERS: \_\_\_\_\_  
ABSTAIN,  
COMMISSIONERS: \_\_\_\_\_  
RECUSED,  
COMMISSIONERS: \_\_\_\_\_

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Carlos de Melo  
Planning Commission Secretary